

# **Bedford Landfills I & II:**

## **An Analysis, Compendium, & Action Plan**



**Prepared by the City of Gahanna Department of Development**  
**2002 Updated Presentation**

---

# Introduction & Project Purpose

- n The Bedford Landfills are one of our most pressing, longstanding environmental & development challenges.
- n **Purpose**
  - q Compile and analyze all our information about Bedford & prepare an action plan for the City of Gahanna
  - q Base process upon Standard Professional Guidelines, Best Practices for Brownfields Redevelopment
  - q Formulate a plan for guiding a **multi-disciplinary** team through a process of review, preparation, & planning.

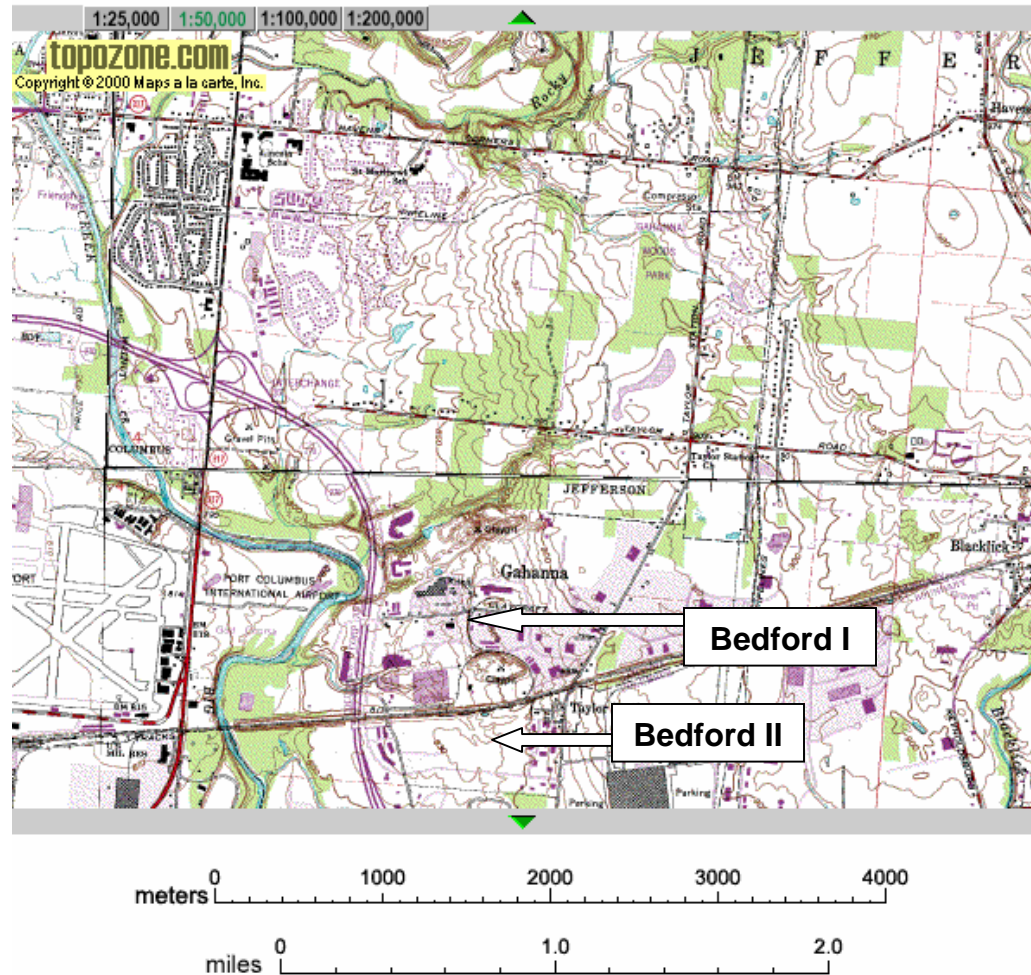
---

# Bedford Action Plan: Preparation

- n Development Staff Preparation
  - q ID staff members with experience
  - q Attend Educational Opportunities & Conferences
- n Background Research & Organization
  - q City File Reorganization
  - q Financing Tools & Grant Identification
  - q Preparation of Bedford Action Plan Report

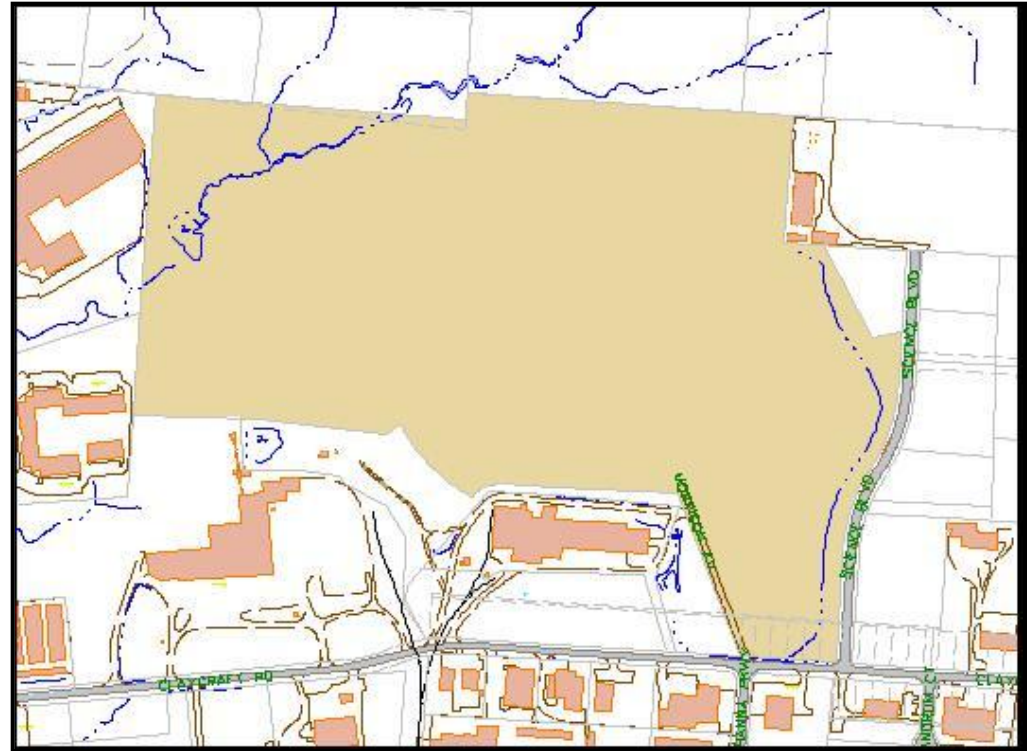
# The Bedford Landfills

Quad: Latitude: 40.0057 Longitude: -82.8552



# Bedford I Landfill History

- n Originally - a shale strip mine until the late 1960s
- n 81 acre site with 60 landfilled acres
- n Operated as a permitted landfill from 1970-1995
- n Accepted 10 million cubic yards of municipal wastes, construction debris, & industrial waste
- n Continuous problems during operation
- n Still owned by Phil Tefft



---

# Bedford I Current Status

- n 45 Acres closed prior to 1990 using 1976 EPA standards (may be deteriorating)
  - n 15 Acres never officially closed
    - q Ohio EPA installed an intermediate cover
  - n Produces Methane Gas that is sold to fund the Ohio EPA's erosion control attempts
    - q Site generates \$60,000 annually (12.5%)
    - q Methane recovery system does not use current technology and may be improperly maintained
  - n A 1996 Ohio EPA Analysis showed the site is leaking carcinogens such as vinyl chloride, heavy metals, & other chemicals into groundwater and Big Walnut Creek
    - q OEPA said drinking water not threatened
  - n No data on potential gaseous emissions or on groundwater migration of vinyl chloride
-



# Bedford II Landfill History

- n 23 acre site with nearly all landfilled
- n Operated as a permitted landfill from 1975-1978
- n Also accepted municipal wastes, construction debris, & industrial waste
- n Operated with Bedford I



---

# Bedford II Current Status

- n Site not closed under any EPA standards
  - q Closure was begun by previous owner but halted over a dispute with a city-installed railroad spur
  - q Currently owned by Bly, Inc (land speculator)
- n Also produces Methane Gas that is sold to fund the Ohio EPA's erosion control attempts
  - q Site generates \$1,200 annually (7.5%)
  - q Methane recovery system does not use current technology and may be improperly maintained
- n No data exist on type of contaminants, potential gaseous emissions, or groundwater migration of pollutants.
  - q Expectations are that it is similar to Bedford I



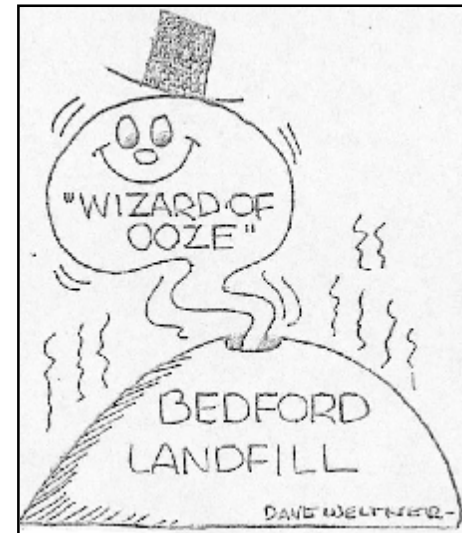
---

# Bedford Action Plan: Challenges

## n The Bedford Problem for Gahanna

### q Problems for Gahanna are:

- |                    |                        |
|--------------------|------------------------|
| * <b>Real</b>      | * <b>Economic</b>      |
| * <b>Potential</b> | * <b>Environmental</b> |
| * <b>Perceived</b> | * <b>Health</b>        |



- q Lack of productive social & economic uses of over 100 acres of the Industrial District.
- q City is one of several Potentially Responsible Parties

---

# Bedford Action Plan: Goals

## **n Proposed Goals for Gahanna**

- q End the threat of environmental danger at Bedford I & II landfills with containment and/or remediation.
- q Redevelop the sites into highest & best use of the property.

## **n Proposed Objectives**

- q Strict Standards for Cost Containment
- q Extensive Private & Non-Profit Involvement
- q Open, Innovative Process that follows Best Practices

---

# Bedford Action Plan: Analysis

## **n Environmental Closure & Remediation**

- q Closure/remediation requirements depend on proposed future use
- q Site Ownership/Legal Analysis
- q Environmental Site Analysis – Phase I & II
- q Potential Remediation Techniques
  - n Excavation, caps, slurry walls, bioremediation, gas & vapor capture, soil vapor extraction, & air sparging.
- q Liability & Environmental Insurance

---

# Bedford Action Plan: Analysis

## n Reuse Alternatives

- q Commercial/Industrial Redevelopment
  - n Limited Industrial Development
    - q Warehouse Facilities or Storage Areas
- q City Services Consolidation
  - n Parks/Streets/Services Garage Consolidation
- q Recreational Opportunities (public or private)
  - n Golf course, shooting facility, trails, fields, batting cages
- q Containment without Redevelopment
- q Null Option (Do Nothing)

---

# Bedford Action Team

## n **Bedford Action Team**

- q Based on Development Team Model
- q Brings all major interests together regularly
- q Complex project dealt with in a multi-disciplinary fashion that combines staff and consultant expertise

## n **Project Co-coordinators**

- q Development
- q Engineering

## n **Major Actors**

- q Administration
- q Council
- q Finance
- q **Parks & Recreation**
- q Service/Public Safety
- q Ohio EPA
- q Legal Consultants
- q Engineering Consultants

---

# Bedford Action Team

## **n Other Interested Parties**

- q Emergency Management
- q Port Columbus Airport
- q Ohio Departments of:
  - n Public Safety**
  - n Development**
  - n Natural Resources**
- q SWACO
- q Environmental & Sport Recreation Groups
- q Interested Residents & Businesses



---

# Bedford Action Team: Phases

- n 3 Project Phases:
  - q **First Phase – Planning & Funding**
    - n Redevelopment Strategy
    - n Funding Options & Grant Applications
    - n Environmental Site Assessments
    - n Legal Investigation & Representation
  - q **Second Phase – Remediation & Construction**
    - n Engineering Plan & Project Management
  - q **Final Phase – Implementation & Evaluation**
    - n Facilities Management & Marketing
    - n Post-Construction Monitoring & Wells
    - n Post Project Evaluation